



EXISTING FRONTAL ELEVATION
1:50



PROPOSED FRONTAL ELEVATION
1:50

PLANNING NOTES

THE PROPOSAL INVOLVES THE EXTENSION OF THE SINGLE STOREY REAR PROJECTION BY 2M AT GROUND FLOOR LEVEL. THE TERRACE WILL NOT BE EXTENDED FURTHER.

THE EXTERNAL FABRIC WILL MATCH THE EXISTING

THE 2M EXTENSION IS MEASURED FROM THE REAR WALL OF THE PREVIOUS EXTENSION, GRANTED UNDER APPLICATION REF **2010/4754/P**

THE ROOF TERRACE WILL NOT BE EXTENDED AND THE GUARDING WILL REMAIN AS SET OUT IN THE ABOVE PERMISSION. IN ORDER TO AVOID ANY OVERLOOKING ISSUES, JUST THE GROUND FLOOR STRUCTURE WILL BE EXTENDED.

ROOF

LEAN-TO PITCHED ROOF: 150X47 C24 SW RAFTERS @ 400C/C TO BE BIRDSMOUTHED AND SKEW NAILED/CLIPPED TO WALLPLATE MORTAR BEDDED ON INTERNAL BLOCKWORK LEAF AND STRAPPED DOWN AT 1500MM CENTRES WITH 30x5x1200MM GALVANIZED METAL HOLDING DOWN STRAPS. ALL WALLPLATE JOINTS TO BE HALVING JOINTS.
ALL FASCIAS AND SOFFITS TO BE PVCU, COLOUR TO MATCH EXISTING, GUTTERS AND DOWNPIPES TO BE PVCU TO MATCH EXISTING.
IN ROOFSPACE PROVIDE ONE LAYER OF 170MM ISOVER ISOWOOL INSULATION BETWEEN CEILING JOISTS AND ONE LAYER OF 100MM ON TOP OF THIS IN OPPOSITE DIRECTION.
TYPE 5U BREATHABLE FELT TO BE PROVIDED (EG. TYVEC SUPRO), NO VENTILATION REQUIRED IF TYVEC SUPRO USED, IF ALTERNATIVE USED PLEASE CHECK BBA CERTIFICATE FOR POTENTIAL RIDGE VENTILATION REQUIREMENT. PVCU/F FELT CARRIER STRIP REQUIRED AT EAVES TO SUPPORT BREATHABLE FELT. RESTRAIN GABLE WITH 30x5x1200MM GALVANIZED METAL RESTRAINT STRAPS AT 2000MM CENTRES ON HALF-DEPTH NOGGINGS. PROVIDE FIRESTOPPING DETAIL ABOVE PARTY WALL USING ROCKWOOL SLABS BOTH BENEATH AND ABOVE FELT AND BATTENS. PROVIDE SIMILAR ROCKWOOL FIRESTOP TO SOFFIT VOID AT PARTY WALL.
USE 1:3 CEMENT SHARP SAND MIX TO ALL VERGE AND VALLEY MORTAR, VALLEY MORTAR SHOULD BE BEDDED ONTO A SUITABLE UNDERCLOAK IF LEAD/ZINC VALLEY USED.
RAFTER FEET AND CEILING JOIST BEARINGS SHOULD BE FIXED TOGETHER TO AID TRIANGULATION OF THE ROOF STRUCTURE. WHERE NOTCHED INTO STEEL THE CEILING JOISTS SHOULD BE Laterally FIXED IN SOME WAY TO PROVIDE EFFECTIVE TRIANGULATION. SUGGEST METAL STRAPS OVERSAILING THE STEEL. FIXING TOGETHER RAFTERS TO EITHER SIDE.
POLYTHENE VAPOUR CONTROL LAYER IS NOT RECOMMENDED TO FLAT CEILINGS BENEATH COLD ROOFS. PROVIDE STANDARD PLASTERBOARD FINISH.

ANY ACCESS HATCH PROVIDED TO MAIN ROOF SHOULD BE NO LESS THAN 520MM IN ANY DIRECTION. ALL ACCESS HATCHES/CUPBOARDS INTO ROOF VOIDS SHOULD BE INSULATED WITH 90MM CELOTEX TUFF-R ZERO GA3000Z PUR INSULATION BOARD AND A DRAUGHT-STRIP SEAL PROVIDED TO THE OPENING.

WARM DECK FLAT ROOF AND TERRACE

***NB: THE SPECIALIST ROOFING SUB-CONTRACTOR, MANUFACTURER AND BBA CERTIFICATION MUST BE CONSULTED TO ENSURE THAT THE PRODUCT USED IS SUITABLE FOR USE WITH A TIMBER ROOF STRUCTURE AND IS ALSO COMPATIBLE WITH THE SPECIFIC DECKING/PAVING SYSTEM PROPOSED. ALTERNATIVELY A TRADITIONAL MASTIC ASPHALT ROOF COULD BE PROVIDED, INSTALLED BY A SPECIALIST ROOFING SUBCONTRACTOR.

PROVIDE TIMBER WARM-DECK FLAT ROOF COMPRISING: SINGLE-PLY MEMBRANE (SIKA SARNAFIL OR SIMILAR APPROVED), THE ROOF DECK MAY EITHER BE INSTALLED STRICTLY TO THE MANUFACTURER'S SYSTEM GUIDELINES, OR THE SPECIFICATION BELOW MAY BE UTILISED:

SINGLE-PLY MEMBRANE (SIKA SARNAFIL OR SIMILAR APPROVED) ON 9MM WBP PLY ON 120MM CELOTEX XR3000 PUR INSULATION BOARD (OR SUITABLE ALTERNATIVE IF APPROVED BY BCO) ON VAPOUR CONTROL LAYER (TYPE 5U BITUMEN WITH SEALED LAPS). VCL MAY BE NAILED OR BITUMEN SEALED TO 9MM OSB3 ORIENTED STRAND BOARD DECK. OSB3 MUST BE NAIL FIXED TO JOISTS AT 100MM CENTRES TO PROVIDE SUFFICIENT BONDING TO SUPERSTRUCTURE. JOISTS MUST BE MINIMUM 47X195 C24 SW @400C/C, TO RUN 'SIDE-TO-SIDE' WITH BEARING ONTO HANGERS AT PARAPET END HANGERS TO BE HEAVY-DUTY 'RESTRAINT TYPE' HANGER, SUCH AS SIMPSON STRONG-TIE JHMR RETURN CONFIGURATION MASONRY HANGER OR SIMILAR APPROVED). TO ENSURE THAT THE JOISTS ARE NOT BUILT INTO THE WALL AND AND THE HANGER WILL PERFORM DESPITE THE RELATIVELY LIGHT VERTICAL LOADING OF THE SMALL PARAPET ABOVE. JOIST BEARINGS TO BE NAILED INTO THE HANGARS, PROVIDE HOLDING DOWN STRAPS AT 2000MM C/C AND HORIZONTAL RESTRAINT STRAPS WITH NOGGINGS INSTALLED PERPENDICULAR TO JOISTS AT 2000MM C/C TO THE ENTIRE ROOF PERIMETER.

UNLESS SINGLE-PLY MEMBRANE SYSTEM SPECIFICALLY ALLOWS OTHERWISE, ROOF MUST BE DESIGNED TO MIN. 1:40 FALLS WITH MIN. 1:80 FALL REQUIRED AS-BUILT, WITH SLIGHT CROSSFALL PROVIDED TOWARD DRAINAGE GULLY. FALLS TO BE ACHIEVED BY EITHER PROVISION OF FIRRINGS OR THE USE OF TAPERED INSULATION BOARDS.

A NOMINAL 150MM UPSTAND FROM THE WATERPROOFING LAYER MUST BE ACHIEVED TO ALL FLASHED ABUTMENTS WITH PARAPET AND EXISTING WALLS. DOOR THRESHOLDS AND KERBS/UPSTANDS AROUND ROOFLIGHTS, GLAZED PANELS AND ANY OTHER PENETRATIONS. PIPEWORK PENETRATIONS MUST BE WEATHER-SEALED USING PROPRIETARY 'TOP-HAT' STYLE COLLARS.

ROOF DRAINAGE IS PROPOSED VIA A 90MM DIAMETER OUTLET INTO A 75MM DOWNPIPE IN ACCORDANCE WITH AD H PART H3. CONTRACTOR TO ADVISE DESIGNER IF ANY ADDITIONAL RAINWATER DISCHARGE LOADS ARE TO BE APPLIED TO THE THE RWP.

A SUSPENDED TIMBER DECKING OR MASONRY PATIO SLAB SYSTEM IS TO BE PROVIDED IN ACCORDANCE WITH THE CLIENT'S REQUIREMENTS. SUSPENDED ON A TIMBER SUB-FRAME OR ON PLASTIC SHOES OR PROPRIETARY TIMBER DECKING SUPPORT PAD SYSTEM, AS REQUIRED BY THE SPECIFIC SYSTEM., DESIGNED TO SUPPORT THE LOAD OF THE TERRACE DEAD AND LIVE LOADS. ALLOW FREE DRAINAGE OF RAINWATER ACROSS THE WATERPROOFING LAYER, AND SPREAD THE LOAD SUFFICIENTLY SO AS NOT TO CAUSE DAMAGE TO THE WATERPROOFING LAYER OR ROOF SUPERSTRUCTURE DUE TO UNACCEPTABLE POINT LOADS. WHEN SELECTING MATERIALS AND MANUFACTURERS, GREAT CARE SHOULD BE TAKEN TO ENSURE THAT THE PRODUCTS ARE MUTUALLY COMPATIBLE.

PLEASE NOTE

THE DIMENSIONS IN THESE DRAWINGS ARE INDICATIVE ONLY AND HAVE BEEN OBTAINED SOLELY FOR THE PURPOSES OF PLANNING PERMISSION AND BUILDING CONTROL APPROVAL. DESIGN. THEY ARE NOT INTENDED FOR USE AS SHOP DRAWINGS OR USE IN DESIGNING, MANUFACTURING OR INSTALLING ANY ELEMENT OF THE PROJECT ON SITE. DO NOT SCALE FROM THESE DRAWINGS. ALL DIMENSIONS ARE TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF WORKS. ACCURATE SITE DIMENSIONS MUST BE TAKEN BY THE CONTRACTOR FOR THE PURPOSES OF DESIGN AND FABRICATION OF ANY ELEMENT OF THE PROJECT INCLUDING BUT NOT LIMITED TO STEELWORK, STAIRCASES, WINDOWS, DOORS, FLOOR MEMBERS, TRUSSES, LINTELS ETC. WITH REGARD TO EXISTING STRUCTURES, CONSIDERATION SHOULD BE GIVEN TO THE STRUCTURE BEING OUT OF SQUARE, OUT OF PLUMB OR OUT OF LINE AND LEVEL. AS THIS WILL NOT NECESSARILY BE INDICATED IN THE DRAWINGS. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT DRAWINGS, DETAILS, SCHEDULES, SPECIFICATIONS AND STRUCTURAL ENGINEERING CALCULATIONS AND DESIGN. THE DESIGNER IS TO BE NOTIFIED IF ANYTHING ON SITE IS DIFFERENT TO THIS DRAWING OR IF THE DESIGN IS TO BE DEVIATED FROM.

STATUTORY APPROVALS

BUILDING WORK SHOULD NOT BE COMMENCED ON SITE UNTIL THE RELEVANT PLANNING PERMISSION AND/OR BUILDING REGULATIONS APPROVAL IS GRANTED. ANY WORK CARRIED OUT PRIOR TO FULL PLANNING PERMISSION AND/OR BUILDING CONTROL APPROVAL BEING GRANTED, OR PRIOR TO ANY RELEVANT SITE INSPECTIONS BEING CARRIED OUT, IS DONE SO ENTIRELY AT THE CONTRACTOR'S OWN RISK.

CDM REGULATIONS

MEMBER SIZES AND DIMENSIONS HAVE BEEN DESIGNED IN ORDER TO SATISFY THE DESIGN REQUIREMENTS OF THE PROJECT. THE CONTRACTOR SHOULD BE AWARE OF THE RISKS ASSOCIATED WITH HANDLING AND INSTALLATION OF STRUCTURAL MEMBERS, NO RESPONSIBILITY FOR THESE ASPECTS IS TAKEN AT THE DESIGN STAGE. THE CONTRACTOR MUST BE SUITABLY EXPERIENCED IN ALL ASPECTS OF HANDLING AND LIFTING. ALL TEMPORARY WORKS MUST COMPLY WITH CURRENT LEGISLATION, A SUITABLE METHOD STATEMENT AND RISK ASSESSMENT SHOULD BE PRODUCED PRIOR TO ANY REMOVAL OR RE-LOCATION OF LOADBEARING MEMBERS OR INDEED ANY WORKS WITH POTENTIAL HEALTH AND SAFETY IMPLICATIONS. PARTICULAR CARE MUST BE TAKEN WHEN PROVIDING TEMPORARY SUPPORT. IF THERE IS ANY DOUBT REGARDING HEALTH AND SAFETY, A CDM CO-ORDINATOR/HEALTH AND SAFETY PROFESSIONAL SHOULD BE CONSULTED.

THIS DRAWING IS NOT A TENDER DOCUMENT

THESE DRAWINGS ARE NOT INTENDED FOR USE AS A TENDER DOCUMENT. THE INFORMATION CONTAINED IN THESE DRAWINGS IS CONSIDERED SUFFICIENT FOR THE PURPOSES OF PLANNING PERMISSION AND BUILDING CONTROL APPROVAL BUT MAY BE LACKING THE NECESSARY INFORMATION REGARDING SPECIFICATION, DIMENSIONS, BUILD METHODOLOGY AND SEQUENCE, M&E, FINISHES ETC, REQUIRED FOR TENDERING. FOR THE PURPOSES OF TENDERING A SUITABLE TENDER DOCUMENT SHOULD BE PRODUCED. THE PROJECT MANAGER/CONTRACT ADMINISTRATOR SHOULD BE CONTACTED REGARDING THIS

REV (DATE) REVISIONS

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CLIENT:

Mr P Chowdhry

ADDRESS:

114 Fortune Green Road
West Hampstead
NW6 1DH

PROJECT:

2m Single Storey Rear Extension

TITLE:

Existing and Proposed Elevations
Section

PURPOSE OF ISSUE:

Planning Permission

SCALE: D C DATE

1:50 May 2011

JOB NO. DRAWING NO. REVISION

NW6/PLNBC PLN001 -